

Comparison of current parking rates between Parramatta CBD and Sydney CBD.

Table 1: Comparison of current parking rates between Parramatta Local Environmental Plan 2011 and Sydney Local Environmental Plan 2012.

Development (as set out in Clause 7.3 of Parramatta Local Environmental Plan 2011)	Parramatta CBD <u>Maximum parking rate</u> (Clause 7.3 Parramatta Local Environmental Plan 2011)	Sydney CBD <u>Maximum parking rate</u> (Clause 7.5 to 7.9 Sydney Local Environmental Plan 2012)
Child care centres	1 space per 4 child care places	1 space plus 1 space per 100 sqm GFA
Commercial premises	1 space per 100 sqm GFA	<u>Where the FSR is 3.5:1 or less</u> 1 space per 175 sqm GFA <u>Where the FSR is more than 3.5:1</u>, the following formula applies: $M = (G \times A) \div (50 \times T)$ Where M = maximum number of parking spaces G = gross floor area (sqm) of all office and business premises in the building A = the site area in sqm T = the total gross floor area (sqm) of all buildings on the site.

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Drive-in takeaway food and drink premises with seating*	1 space per 10 sqm GFA; or 1 space per 6 seats (whichever is the lesser)	<u>Where the FSR is 3.5:1 or less</u> 1 space per 90 sqm GFA
Restaurant or cafes*	1 space per 10 sqm GFA; or 1 space per 4 seats (whichever is the lesser)	<u>Where the FSR is more than 3.5:1</u> , the following formula applies:
Shops*	1 space per 30 sqm GFA	$M = (G \times A) \div (50 \times T)$ Where M = maximum number of parking spaces G = gross floor area (sqm) of all retail premises in the building A = the site area in sqm T = the total gross floor area (sqm) of all buildings on the site. This standard does not apply if the retail premises is larger than 2,000 sqm GFA If retail exceeds 2,000 sqm GFA, a Parking and Access Report is required.
Health consulting rooms	1 space per 300 sqm GFA	2 spaces per consulting room
Hostels and residential care facilities	1 space per 10 beds; plus 1 space per 2 employees; plus 1 space suitable for an ambulance	Merit assessment - Parking and Access Report required
Hotel accommodation	1 space per 5 hotel rooms or suites; plus 1 space per 3 employees	1 space per 4 bedrooms up to 100 bedrooms; 1 space per 5 bedrooms more than 100 bedrooms <i>no allocation for employees</i>

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Motels	1 space per 2 motel rooms or suites; plus 1 space per 3 employees	1 space per 4 bedrooms up to 100 bedrooms; 1 space per 5 bedrooms more than 100 bedrooms <i>no allocation for employees</i>
Multi dwelling housing: 1, 2 and 3 bedrooms	1 space per dwelling; plus 1 space per 5 dwellings for visitors	0.1 spaces per studio 0.3 spaces per 1 bedroom dwelling 0.7 spaces per 2 bedroom dwelling 1 space per 3 bedroom dwelling or larger <i>no allocation for visitors</i>
Seniors housing (other than residential care facilities)	1 space per 10 dwellings; plus 1 space per 10 dwellings for visitors	Merit assessment - Parking and Access Report required
Warehouses or distribution centres	1 space per 300 sqm GFA	1 space per 500 sqm GFA

Note: Where a development is not specified in the Sydney Local Environmental Plan 2012 with respect to car parking, it must provide a Parking and Access Report for a merit assessment (per Clause 3.11.4(1) of Sydney Development Control Plan 2012).

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Table 2: Summary of the changes between Parramatta Local Environmental Plan 2011 and Sydney Local Environmental Plan 2012.

Development (as set out in Clause 7.3 of Parramatta Local Environmental Plan 2011)	Description of the change in parking between Parramatta CBD and Sydney CBD controls
Child care centres	Unable to compare due to different standards applied – i.e. childcare places (Parramatta) versus GFA (Sydney).
Commercial premises	43% reduction in parking where the FSR is 3.5:1 or less; 77% reduction in parking where the FSR is over 3.5:1
Drive-in take away food and drink premises with seating	89% reduction in parking provided when comparing GFA rates.
Health consulting rooms	Unable to compare due to different standards applied – i.e. GFA (Parramatta) versus consulting rooms (Sydney)
Hostels and residential care facilities	Unable to compare as Hostels and residential care facilities are subject to a merit assessment by provision of a Parking and Access Report under Sydney DCP 2012
Hotel accommodation	Rates are similar
Motels	50-60% reduction in parking
Multi dwelling housing: 1, 2 and 3 bedrooms	90% reduction in parking for studio dwellings; 70% reduction in parking for 1-bedroom dwellings; 30% reduction in parking for 2-bedroom dwellings; No change for 3-bedroom dwellings; and No allocation for visitor parking.
Restaurants or cafes	89% reduction in parking provided when comparing GFA rates.
Seniors housing (other than residential care facilities)	Unable to compare as seniors housing is subject to a merit assessment by provision of a Parking and Access Report under Sydney DCP 2012
Shops	67% reduction in parking where the FSR is 3.5:1 or less 90% reduction in parking where the FSR is over 3.5:1
Warehouses or distribution centres	40% reduction in parking